

1 BILL NO. R-84-05-27

2 DECLARATORY RESOLUTION NO. R-70-84

3 A DECLARATORY RESOLUTION designating
4 an "Economic Revitalization Area"
under I.C. 6-1.1-12.1.

5 WHEREAS, Petitioner has duly filed its petition dated
6 May 1, 1984, to have the following described property desig-
7 nated and declared an "Economic Revitalization Area" under Divi-
8 sion 6, Article II, Chapter 2 of the Municipal Code of the City
9 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
10 to-wit:

11 Part of Section 6, Township 30 North,
12 Range 113 East in Allen County, Indiana;

13 said property more commonly known as Southwest corner of Lake and
14 Maycrest Drive, Fort Wayne, Indiana;

15 WHEREAS, it appears that said petition should be pro-
16 cessed to final determination in accordance with the provisions
17 of said Division 6.

18 NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL
19 OF THE CITY OF FORT WAYNE, INDIANA:

20 SECTION 1. That, subject to the requirements of Section
21 4, below, the property hereinabove described is hereby designated
22 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
23 12.1. Said designation shall begin upon the effective date of
24 the Confirming Resolution referred to in Section 3 of this Resolu-
25 tion and shall continue for one (1) year thereafter. Said desig-
26 nation shall terminate at the end of that one-year period.

27 SECTION 2. That upon adoption of this Resolution:

28 (a) Said Resolution shall be filed with the Allen
29 County Assessor;

30 (b) Said Resolution shall be referred to the Committee
31 on Finance and shall also be referred to the De-
32 partment of Economic Development requesting a re-

2
3 commendation from said department concerning the
4 advisability of designating the above designated
5 area an "Economic Revitalization Area";

6 (c) Common Council shall publish notice in accordance
7 with I.C. 5-3-1 of the adoption and substance of
8 this Resolution and setting this designation as an
9 "Economic Revitalization Area" for public hearing;

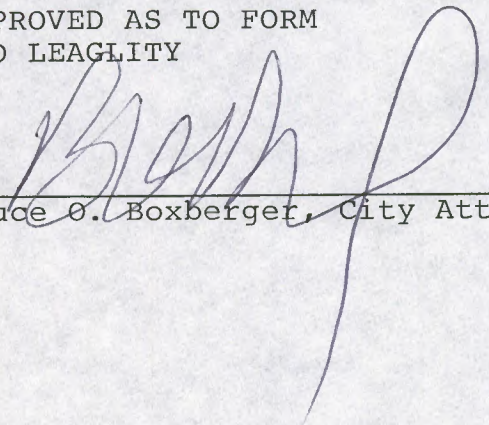
10 (d) If this Resolution involves an area that has al-
11 ready been designated an allocation area under
12 I.C. 36-7-14-39, then the Resolution shall be re-
13 ferred to the Fort Wayne Redevelopment Commission
14 and said designation as an "Economic Revitalization
15 Area" shall not be finally approved unless said
16 Commission adopts a resolution approving the peti-
17 tion.

18 SECTION 2. That this Resolution shall be subject to
19 being confirmed, modified and confirmed or rescinded after public
20 hearing and receipt by Common Council of the above described re-
21 commendations and resolution, if applicable.

22 SECTION 4. That this Resolution shall be in full force
23 and effect from and after its passage and any and all necessary
24 approval by the Mayor.

25
26 
27 Councilmember

28 APPROVED AS TO FORM
29 AND LEGALITY

30 
31 Bruce O. Boxberger, City Attorney
32

Read the first time in full and on motion by _____,
seconded by _____, and duly adopted, read the second time
by title and referred to the Committee _____ (and the City
Plan Commission for recommendation) and Public Hearing to be held after
due legal notice, at the Council Chambers, City-County Building, Fort Wayne,
Indiana, on _____, the _____ day of
_____, 19_____, at _____ o'clock _____ .M., E.S.

DATE: _____

SANDRA E. KENNEDY, CITY CLERK

Read the third time in full and on motion by GiaQuinta,
seconded by Stier, and duly adopted, placed on its
passage. PASSED (LOST) by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>9</u>	_____	_____	_____	_____
<u>BRADBURY</u>	<u>✓</u>	_____	_____	_____	_____
<u>BURNS</u>	<u>✓</u>	_____	_____	_____	_____
<u>EISBART</u>	<u>✓</u>	_____	_____	_____	_____
<u>GiaQUINTA</u>	<u>✓</u>	_____	_____	_____	_____
<u>HENRY</u>	<u>✓</u>	_____	_____	_____	_____
<u>REDD</u>	<u>✓</u>	_____	_____	_____	_____
<u>SCHMIDT</u>	<u>✓</u>	_____	_____	_____	_____
<u>STIER</u>	<u>✓</u>	_____	_____	_____	_____
<u>TALARICO</u>	<u>✓</u>	_____	_____	_____	_____

DATE: 5-22-84

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Passed and adopted by the Common Council of the City of Fort
Wayne, Indiana, as (ANNEXATION) (APPROPRIATION) (GENERAL)

(SPECIAL) (ZONING MAP) ORDINANCE (RESOLUTION) NO. B-70-84
on the 22nd day of May, 1984,

ATTEST: Sandra E. Kennedy

(SEAL) Ray A. Ebert
PRESIDING OFFICER

SANDRA E. KENNEDY, CITY CLERK

Presented by me to the Mayor of the City of Fort Wayne, Indiana,
on the 23rd day of May, 1984,
at the hour of 11:30 o'clock A. .M., E.S.T.

Sandra E. Kennedy
SANDRA E. KENNEDY, CITY CLERK

Approved and signed by me this 23rd day of May,
1984, at the hour of 3 o'clock P .M., E.S.T.

Win Moses, Jr.
WIN MOSES, JR., MAYOR

APPLICATION FOR DESIGNATION
AS AN ECONOMIC REVITALIZATION AREA
-REAL ESTATE TAX ABATEMENT-



This application is to be completed and signed by the owner of the property where development or rehabilitation is to occur. The City of Fort Wayne, Indiana, reviews this application for designation as an "Economic Revitalization Area" in regards to its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977; and all subsequent amendments made by the General Assembly thereafter.

1. Applicant ALAN R. GILBERT, M. D., INC.
2. Owner(s) ALAN R. GILBERT, M. D., INC.
3. Address of Owner(s) 3030 Lake Avenue
Fort Wayne, IN 46805
4. Telephone Number of Owner(s) (219) 423-2567
5. Relationship of Applicant to Owner(s) if any -
6. Address of Applicant Same
7. Telephone number of Applicant () Same
8. Address of Property Seeking Designation Southwest corner of Lake & Mavcrest Drive
9. Legal Description of Property Proposed for Designation (may be attached) Part of Section 6, Township 30 North, Range 113 East in Allen County, Indiana
10. Townwhip Adams
11. Taxing District City

12. Current Zoning R3
13. Variance Granted (if any) ~~no~~ Medical Building -
14. Current Use of Property
- a. How is property presently used? Vacant land
- b. What Structure(s) (if any) are on the property? None
- b. What is the condition of this structure/these structures? n/a
15. Current Assessed Value of Real Estate -
- a. Land 500
- b. Improvements
16. Amount of Total Property Taxes Owed During the Immediate Past Year
- \$50
17. Description of Proposed Improvements to the Real Estate
- Medical office building for 3 doctors to be built of 3,500 - 4,500 sq. ft.
18. Development Time Frame
- a. When will physical aspects of development or rehabilitation begin?
- August, 1984
- b. When is completion expected? February, 1985
19. Cost of Project (not including land costs) \$400,000

20. Permanent Jobs Resulting from Completed Project

a. How many permanent jobs will be employed at of in connection with the project after it is completed? 15

lation of this new manufacturing equipment? _____

b. What is the nature of those jobs? physicians, nurses, office staff

c. Anticipated time frame for reaching employment level stated above?

within one year of completion

21. Additional municipal services necessitated by installation of new manufacturing equipment (e.g. enlargement of sewer, etc.) -0-

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The area has a large number of older homes which has

reduced the incentive for commercial development. The small size (.8 acre) of the lot has also made commercial development very difficult for this plot of land.

The shut-down of International Harvester has surpressed normal economic development in the surrounding area, which includes the area which Alan R. Gilbert, M.D., Inc. is proposing to construct a building.

23. How will the proposed designation further the economic development objectives of the City of Fort Wayne? (1) Increase the tax base for the city. (2) Provide new jobs. (3) Increase the quality of medicine in Fort Wayne with new facilities.

24. Instrument Number of Commitments or Covenants Enforceably by the City of Fort Wayne or Allen County (if any). Provide brief description of same, or a copy thereof.

25. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated? YES X NO

26. Financing on Project

What is the status of financing connected with this project?
No financing yet

I hereby certify that the information and representation on this Application are true and complete.

Alant Gilbert -
Signature(s) of Owners

4-29-84

Date

Information Below to be filled in by Department of Economic Development:

Date Application Received:

Date Application Forwarded to Law Dept:

Date of Legal Notice Publication:

Date of Public Hearing:

Date of Building Permit:

Approved or Denied? Date:

Allocation Area:

ALAN R. GILBERT, M.D., INC.
 3030 LAKE AVENUE
 FORT WAYNE, INDIANA 46805

DATE	INVOICE	AMOUNT

71-34
749

2517

PAY *fifty and XX/100*

DOLLARS

DATE	TO THE ORDER OF	GROSS AMOUNT	DESCRIPTION	DISC.	NET AMOUNT
4/29/64	Dept. of Economic Development				50.00



INDIANA BANK
AND TRUST CO.
FORT WAYNE, INDIANA 46801

Alan R. Gilbert

⑈002517⑈ ⑆074900343⑆ 48⑈ 1 433 490⑈



The City of Fort Wayne

May 21, 1984

Mark GiaQuinta
Fort Wayne Common Council
One Main Street
Fort Wayne, IN 46802

Re: Tax Abatement Application For Alan R. Gilbert, M.D., Inc.

Dear Mr. GiaQuinta,

On May 1, 1984, an application for tax abatement was filed in the office of the Department of Economic Development requesting designation of the property located at the southwest corner of Lake and Maycrest Drive as an "Economic Revitalization Area" for the purposes of tax abatement. The application was then referred to the Law Department for drafting of a Declaratory Resolution.

Action

The Department of Economic Development conducted a staff review of the project on May 15, 1984. A formal review of the site and an interview with Alan R. Gilbert was conducted.

Recommendation

Based upon the above action, the Department of Economic Development is recommending to the Common Council a "Do Pass" to your Declaratory Resolution designating:

Part of Section 6, Township 30 North, Range 13, East in Allen County, Indiana.

As an "Economic Revitalization Area" for purposes of I.C. 6-11-12.1, as enacted by the General Assembly of the State of Indiana.

Mr. Giquinta
May 21, 1984
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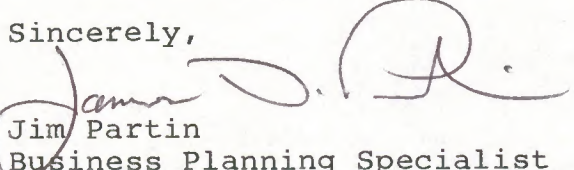
Rationale

The above stated recommendation is based upon the following rationale:

- 1) Lack of Development.
- 2) Cessation of Growth.
- 3) Effective utilization of vacant under-utilized land.
- 4) Improvement of the physical appearance of the City.
- 5) Increase in employment by (15) jobs.

If you need any additional information, please do not hesitate to contact me at 427-1127.

Sincerely,


Jim Partin
Business Planning Specialist
Department of Economic Development

th

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution 03-84-05-27DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1.(Southwest corner of Lake and Maycrest Drive; Alan R. Gilbert, M.D., Inc.)EFFECT OF PASSAGE A medical building will be constructed on land that is presently vacant providing new jobs and increasing the quality of medicine in the community.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$400,000.00

ASSIGNED TO COMMITTEE (PRESIDENT) _____